

HISTORIC PRESERVATION COMMISSION

Minutes

September 13, 2007
Salisbury, North Carolina

The Historic Preservation Commission for the City of Salisbury met in regular session on Thursday, September 13, 2007, in the Council Chambers at the City Hall, 217 S. Main Street.

The meeting was called to order by the Chairperson, Anne Lyles. She welcomed all persons present and explained the meeting's purpose and procedures.

Swearing-in of new member

The new member of the Commission, Andrew Pitner, was sworn in by the Chairperson, Anne Lyles. Mr. Pitner was welcomed to the Commission and seated.

Commission members Jack Errante, Ronald Fleming, Susan Hurt, Deborah Johnson, Judy Kandl, Kathy Walters, and Anne Waters were also present.

Requests for Certificates of Appropriateness

H-36-07 **207 S. Ellis St.** – John Knox Bridges and Wanda Jean Johnson Bridges, owner;
Ramsay Burgin Smith Architects, agent

Request: Construction of new garage/carport in rear yard – revised plans.

Pete Bogle of Ramsay Burgin Smith, Architects, agent, was sworn to give testimony for the request.

Staff presented slides as Mr. Burgin stated that the request is a re-application for a garage. He reminded the Commission that everything for the garage had been approved except the windows since the aluminum clad windows were not approved. He said, "We are now proposing wood windows in a more appropriate scale."

In response to a question from Kathy Walters, Pete Bogle testified that the door would also be wood.

There was no one present to speak in support or opposition to the request.

Kathy Walters made the following motion: I move that the Commission find the following facts concerning Application #H-36-097 – that Pete Bogle, agent for John Knox and Wanda J. Johnson Bridges, owners of 207 S. Ellis St. appeared before the Commission and sought a Certificate of Appropriateness to construct a new garage/carport in their rear yard with revised site plan; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and

Chapter 2 – Changes to Buildings – Garages and Outbuildings, pages 24-25, guidelines 6-9; Chapter 3 – New Construction and Additions, pages 42-46, site guidelines 1-7 and building guidelines 1-11 of the Residential Historic District Design Guidelines; therefore, I further move that a Certificate of Appropriateness for Application #H-36-07 be granted to John Knox and Wanda J. Johnson Bridges, owners of 207 S. Ellis St. to make the changes detailed in the application.

Susan Hurt seconded the motion; all members present voted AYE.

H-42-07 **313 N. Ellis St.** – Greg & Gwen Matthews, owner

Request: Brick pavers to front porch to match brick skirting and front steps – 12’ x 12’ porch.

Gwen Matthews was sworn to give testimony for the request.

Staff presented slides as Mrs. Matthews testified that she would like to put brick pavers on top of the concrete on the existing front porch of her home which would continue the pattern of brick from the fence at the street all the way up to the front door. She presented a sample of the proposed matching brick from North Carolina Old Brick Company.

Mrs. Matthews testified that the measurement of the last step onto the platform would be a 6-inch step. She said it could rise up just a little bit with the grout but would not be an extremely high step.

Kathy Walters commended Mrs. Matthews for the work they have done at their residence. She said, “It has all been wonderful!”

In response to a question from Susan Hurt, Mrs. Matthews said the door goes right over the top of the paver, fitting perfectly.

She further testified, in response to Janet Gapen’s question, that the pavers would be applied to the vertical surface on the front of the porch as well. She said it would look just like the existing steps.

There was no one present to speak in support or opposition to the request.

Ronald Fleming made the following motion: “I move that the Commission find the following facts concerning Application #H-42-07 – Gwen Matthews, owner of 313 N. Ellis St, - appeared before the Commission and sought a Certificate of Appropriateness to install brick pavers on their 12x12 ft. Front porch to match the bricks skirting the front steps; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Outbuildings and Porches – Entrances and Balconies, pages 22-23, Guidelines 2,3, and 12 of the Residential Historic District Design Guidelines; there are no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-42-07 be granted to Gwen Matthews, owner of 313 N. Ellis St. to make the changes detailed in the application.”

Kathy Walters seconded the application; all members present voted AYE.

H-43-07 **208 S. Shaver St.** – Hammond-Sale-Weaver Partnership, owner

Request: Paint building closest to street – light yellow with white trim to match house at 424 E. Bank St.

Anne Lyles requested to recuse herself for the hearing of the request. A motion was made by Kathy Walters; seconded by Deborah Johnson, and all voted AYE. Susan Hurt, Vice Chair proceeded.

Preston Sale, part owner of the property, was sworn to give testimony.

Staff presented slides.

Mr. Sale testified that they would like to paint the existing block on the building closest to the street. He informed the Commission that he is also considering the possibility of stuccoing the building before painting in order to prevent the rust stains from bleeding through.

Mr. Sale testified that after quite a bit of thought, they have decided that yellow would probably be the best color choice which will match the pale yellow house at their house on E, Bank St. In response to a question from Kathy Walters, he stated that the building is not visible from the Shaver St. house. However, slides showed that it would be visible.

In response to a question from Kathy Walters regarding the stucco, Janet Gapen stated that the approval for the stucco, if found necessary to block the rust stains, could be a part of the motion.

Mr. Sale agreed with Kathy Walters' suggestion of testing with a stain blocker before deciding on the stucco.

There was no one present to speak in support or opposition of the motion.

Kathy Walters made the motion as follows: "I move that the Commission find the following facts concerning Application #H-42-07 – that Preston Sales, partial owner of 208 S. Shaver St. appeared before the Commission and sought a Certificate of Appropriateness to paint the building closest to the street; rust stains in the cinderblock make this necessary to improve the appearance; that the paint will be light yellow with white trim to match the house at 424 E. Bank St., which it serves, using Sherwin Williams All Surface Oil Enamel; that no one appeared before the Commission to support or oppose this request, this request should be granted based on The Secretary of Interior Standards for Rehabilitation and Chapter 2 – Changes to Buildings – Paint, pages 32-33, guideline 6 and 9 of the Residential Historic District Design Guidelines; no mitigating factors; therefore, I further move that a Certificate of Appropriateness for Application #H-43-07 be granted, as modified, to Ken Weaver, Preston Sales and Robert Hammond,

owners of 208 S. Shaver St., to make the changes detailed in the application, with the following changes agreed to by the Commission and the applicant – if it is not possible to paint the building without the rust stains emerging by using a stain-blocker, this application will be modified to approve a stucco surface on the building prior to painting.”

Andrew Pitner seconded the motion; all members voted AYE.

Wendy Spry reminded Mr. Sale to notify her if a change in color was decided upon so that it could be approved through minor works.

Anne Lyles returned to her seat following a motion from the Vice-Chair, seconded by Kathy Walters and all members voted AYE.

Committee Reports

Minor works: There were no questions relative to the submitted minor works.

Other Business

Report on Administrative Review - H-32-07 722 S. Fulton St.

Janet Gapen informed the Commission that the Zoning Board of Adjustment decided against the ruling made by the Commission. They felt that it was not clearly specified how the proposal was compatible with the Design Guidelines. She further stated while in the process of determining the Commission’s next step for issuing a Certificate of Appropriateness for the request, the house was sold. The new owner has no desire to pursue the driveway request, and if they decide later to have a driveway they would need to re-submit.

Ms. Gapen informed the Commission that the Institute of Government has responded to her questions to them on how the case should have been handled but she is still a little unclear at this point. She said, “We are just happy that it resolved itself.”

Report on H-08-07 – 313 E. Fisher St.

Janet Gapen reported that the committee (Anne Lyles and Ronald Fleming) along with staff (Wendy Spry and Janet Gapen) and Jack Thomson (Historic Salisbury Foundation) met with the property owner concerning her property which was damaged by fire.

Janet Gapen reported that the property owner is struggling with what she needs to do. At the meeting, Jack Thomson described the revolving fund and the use of options-to-purchase.

The owner requested time to think about the alternatives and agreed to contact Jack Thomson in approximately one month.

Wendy Spry showed a slide presentation of the interior of the house taken while on site.

In response to a question from Andrew Pitner, Ms. Gapen explained that the property owner would be forced to do something within a year.

Demolition Ordinance

Janet Gapen reported that the Demolition Ordinance for demolition in the Downtown Historic District has been passed by the City Council.

In reference to a question concerning landscaping of the area where the buildings were located which were demolished by the church, Kathy Walters read the landscaping guidelines.

Report on presentation to Board of Realtors

Janet Gapen and Wendy Spry made a presentation to the Board of Realtors at the Board's August meeting. The slide presentation was shown. Ms. Gapen stated that there were approximately 90 persons present. Packets prepared by Wendy Spry containing historic district maps, HPC application, and the guidelines on CD were given out.

She said the comments made by persons present were very favorable.

Ms. Gapen also informed the Commission that Maggie Blackwell, an employee at The Salisbury Post will write an article on "How to Improve Your Home if You Live in the Historic District" which will be published in the Post. Ms. Blackwell met with Wendy Spry and herself to get some information for the article.

Date for Fall Orientation Training Session

Following numerous suggestions for dates for the Fall Training Session, Thursday, December 6, 5-7 p.m. was decided upon. The session will be held in the Council Chambers.

Minutes

The minutes of the August meeting were approved as amended following a motion from Kathy Walters, seconded by Judy Kandl; all members voted AYE.

Adjournment

There being no other business to come before the Commission, the meeting was adjourned at 6:10 p.m. following a motion from Kathy Walters, seconded by Ronald Fleming; all members voted AYE.

Anne Lyles, Chairperson

Judy Jordan, Secretary